

MINUTES
State of Iowa City Development Board
Board Meeting
March 12, 2025
1:00 p.m.
1963 Bell Avenue, Suite 200 – Helmick Conference Room
Des Moines, Iowa

BOARD MEMBERS PRESENT:

Dennis Plautz, Board Chairperson
Jim Halverson, Board Vice Chairperson
Laura Skogman
Thomas Treharne
Colleen Frein

STAFF MEMBERS PRESENT:

Betty Hessing
Vicky Clinkscales

OTHERS PRESENT:

Eric Dirth, Iowa Attorney General’s Office
Taylor Beswick, Sr. Planner, City of Bettendorf*
Jeff Reiter, Asst. City Administrator, City of Bettendorf*
Mark Hunt, Community Devl. Director, City of Bettendorf*
Chris Curran, City Attorney, City of Bettendorf*
Doug Reinert, City Administrator, City of Fairfield*
Claire Habel, City Planner, City of Altoona
Dan Manning, City Attorney, City of Altoona
John Shaw, Community Devl. Director, City of Altoona
Justin Peterson, Asst. Comm. Devl. Director, City of Altoona
Chad Quick, Economic Devl. Director, City of Altoona*
Jessica Drake, City Clerk, City of Van Meter
Liz Faust, City Administrator, City of Van Meter
John Fatino, City Attorney, City of Van Meter
Lisa Wieland, Attorney, City of Des Moines*
Isaac Pezley, City Planner, City of Bondurant*
Anthony Volz, IDOT*
Lori Judge, IDOT*
Nathan Aronson, IDOT*
Gigi Wood, Business Publications Corporation*
Mickey Wise, Delaware Township*
Chadd Kahlsdorf, Snyder & Associates, Inc.*
Phil Brown, Executor of Ruth Anne Petrak Estate*
Nick Griffin, Bank Iowa*

*Participated via Teams Webinar

Call to Order at 1:00 p.m.

- I. Welcome & Introductions – Board Chairperson Dennis Plautz**
- II. Roll Call – Betty Hessing, Interim Board Administrator**
All Board members were present.

III. Approve Agenda

Motion by: Jim Halverson

Motion: Move approval of the March 12, 2025 agenda as presented.

Second: Thomas Treharne

Roll Call: All ayes. Motion approved.

IV. Consideration of February 12, 2025 Business Meeting Minutes

Motion by: Jim Halverson

Motion: Move approval of the February 12, 2025 Business Meeting Minutes.

Second: Laura Skogman

Roll Call: All ayes. Motion approved.

V. New Business

UA25-06 – Bettendorf

Betty Hessing stated this is a 100% voluntary annexation petition for the City of Bettendorf consisting of 88.61 acres. The application includes IDOT right-of-way on I-80 and Scott County right-of-way to the centerline of 195th Street/Forest Grove Drive and Wells Ferry Road. The County Attorney and the Attorney General were notified per Iowa Code Chapter 368.5. Upon annexation, the City will discuss re-zoning the property to mostly residential and some commercial to accommodate a mixed-use development. The City proposes a single-family subdivision, a future Pleasant Valley School District building and an indoor recreational vehicle storage facility. The property is currently in agricultural production except for 0.79 acres, which is owned by Forest Grove School Preservation and contains a national register historic structure: Forest Grove School No. 5. Full urban services are already in place or are nearby, including power/gas from MidAmerican Energy Company and water from Iowa-American Water Company. Municipal services to be provided by the City include sanitary sewer, public works and emergency services. The territory is not subject to a moratorium agreement. On November 21, 2023, the Bettendorf City Council approved the annexation after completing notification requirements and holding a public hearing. However, the petition was not forwarded to the CDB at that time, due to a Scott County road project occurring within the annexation territory. Since the project was completed in late 2024, the Bettendorf City Council has re-affirmed the owner annexation applications and re-verified the owners with the Scott County Auditor. Therefore, two Resolutions were done—the first approving the annexation in November 2023 and the second affirming owner applications in January 2025. Ms. Hessing reported the packet appears to be complete and properly filed. Taylor Beswick, Senior Planner for the City of Bettendorf, was present to explain further and answer questions.

Motion by: Jim Halverson

Motion: I move the Board find UA25-06 as complete and properly filed and in the public interest and that it be approved.

Second: Laura Skogman

Roll Call: All ayes. Motion approved.

NC25-07 – Altoona

Betty Hessing stated this is an 80/20 annexation petition for the City of Altoona. The proposed annexation is located on the City's west side and consists of a total of 836.4 acres, including public road right-of-way, a trail segment under the jurisdiction of Polk County Conservation and Berwick Cemetery, all consisting of 33.02 acres. Exclusive of the public road right-of-way, the trail and cemetery, the annexation consists of 803 acres of which 708 acres are owned by consenting property owners and 94.902 or 11.8129% are owned by non-consenting property owners.

The proposed annexation territory is classified as primarily Ag Transition with the portion east of NE 46th Street being agricultural under Polk County zoning. That zoning reflects the proximity to urban areas and development potential to urban densities. Altoona's 2022 Comp Plan Future Land Use Map and its 2024 Northwest Amendment to its 2022 Comp Plan anticipates the annexation territory to be re-zoned to primarily light industrial office park, with components of low-density residential, medium density residential and open space.

Altoona does not provide services to the annexation territory other than police, fire and EMS mutual aid. The City of Altoona has sanitary sewer and water mains within the annexation territory designed to serve this area. Altoona has the fiscal and physical capability to provide substantial municipal services to the annexation territory. There are no urban service agreements, 28E agreements or annexation moratorium agreements that involve the annexation territory. Ms. Hessing reported the packet appears to be complete and properly filed. Dan Manning, City Attorney for the City of Altoona, and other staff, were present to answer questions.

Motion by: Jim Halverson

Motion: I move the Board find NC25-07 as being complete and properly filed and that a date for a public hearing be scheduled.

Second: Colleen Frein

Roll Call: All ayes. Motion approved.

A public hearing was scheduled for April 9, 2025, at 1:15 p.m.

UA25-08 – Fairfield

Betty Hessing stated this is a 100% voluntary annexation petition for the City of Fairfield consisting of 20.26 acres and is within the urban area of Maharishi Vedic City. The proposed annexation consists of six parcels which adjoin the existing limits of the City of Fairfield and will be known as the "Northridge Addition". The proposed land use in the territory, for approximately 8 acres, will be developed into a residential area comprising of 37 single-story townhomes, mirroring the adjacent residential development. Approximately 11 acres contain dilapidated commercial structures, which will be demolished, followed by grading and seeding. This prepares the area for future residential housing expansion by the same developer or potential construction of student dormitories for the neighboring Maharishi International University. By annexing this territory, the City can apply its subdivision regulations uniformly, aligning with adjacent city areas. The applicants, co-developers of neighboring property developed under Fairfield's planned unit development rules, intend to expand that development into the annexed area, maintaining the same architectural style, density and target market to meet local housing needs. The City will supply water, sewer, garbage collection, recycling, police and fire services to the territory. The annexation territory is not subject to a moratorium agreement. There is no county road right-of-way included in this annexation. Ms. Hessing reported the packet appears to be complete and properly filed. Doug Reinert, City Administrator for the City of Fairfield, was present to answer questions.

Motion by: Laura Skogman

Motion: I move the Board approve UA25-08 as being complete and properly filed and in the public interest and that it be approved.

Second: Jim Halverson

Roll Call: All ayes. Motion approved.

VI. Staff Reports

Betty Hessing stated that our next meeting is scheduled for April 9, 2025 at 1:00 p.m. We will have a couple 100% voluntary annexation petitions for Milford. Also, Ms. Hessing had a discussion with the City of Swan, and they will be having a discontinuance coming in the upcoming months. Ms. Hessing stated that Matthew Clarke indicated that he is planning to file an appeal in the Norwalk annexation. Betty Hessing stated she is retiring on May 22, 2025, and the City Development Board position has been posted and will be under the Legal area of IEDA. This position will also be the Legislative Liaison for the Iowa Finance Authority.

Eric Dirth updated the Board on the status of the City of Dubuque vs. the City Development Board, which was regarding the annexation into Sageville. The Court of Appeals issued a ruling in favor of the City Development Board and then the City of Dubuque sought further review by the Iowa Supreme Court and we have received a decision from the Iowa Supreme Court that denied further review. Therefore, the City of Dubuque vs. the City Development Board case is final and those individuals have been annexed successfully into Sageville.

VII. Future City Development Board Meeting & Public Hearing

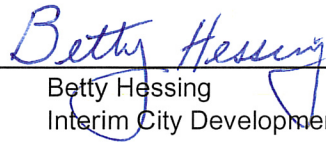
April 9, 2025 – 1:00 p.m. Business Meeting at IEDA, 1963 Bell Avenue, Helmick Conference Room, Des Moines

April 9, 2025 – 1:15 p.m. NC25-07, Altoona Public Hearing at IEDA, 1963 Bell Avenue, Helmick Conference Room, Des Moines

VIII. Adjournment

1:16 p.m.

Respectfully submitted:



Betty Hessing
Interim City Development Board Administrator